

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

February 16, 2022

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler, Jr.

Town Highway Superintendent:

John Pilato

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:



Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 16, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 16th day of February 2022 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 John Copas, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Stanley Jay Keysa III, Member
 Lawrence Korzeniewski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney
 Ed Schiller of Wm. Schutt & Assoc.
 Matt Fischione, Code Enforcement Officer

Meeting called to order by Chair Connelly at 7:00p.m.

Pledge of Allegiance led by Chair Connelly

Roll Call of Planning Board Members

Chairman Connelly-Present

Rebecca Anderson-Present

John Copas-Present

Anthony Gorski-Present

Stanley Jay Keysa III-Present

Lawrence Korzeniewski-Present

Joseph Keefe-Present

Minutes – Minutes of the February 2, 2022 Planning Board meeting were not received by the Planning Board members and therefore will not be approved at this time.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS FOR FEBRUARY 16, 2022

- 2.16.01 SEQR response dated 2/03/22 from the NYS DOT regarding Valvoline Oil Change.
- 2.16.02 SEQR response dated 2/03/22 from the ECWA regarding Cross Creek Phase 9.
- 2.16.03 SEQR response dated 2/03/22 from the ECWA regarding Valvoline Oil Change.
- 2.16.04 Message dated 2/02/22 from Matt Fischione, Code Enforcement Officer, referring to the process of extension for Theo's Place, which may be granted by the Town Board.
- 2.16.05 Spreadsheet from Matt Fischione, dated 2/02/22 with the status of active projects.
- 2.16.06 ZBA minutes from the 2/10/22 meeting.
- 2.16.07 Letter dated 2/07/22 from Beth Cook, Planning Board Secretary, resigning effective immediately.
- 2.16.08 Letter dated 1/27/22 from Brad Russell, Historic Preservation Specialist , to Anthony Pandolfe representing the proposed Fieldstream Subdivision, indicating no historic or archaeological resources will be impacted by this undertaking.
- 2.16.09 Developer responses to SEQR responses from Erie County agencies regarding the proposed Fieldstream Subdivision.
- 2.16.10 Letter dated 2/03/22 from Ed Schiller, Town Engineer, recommending no further action be taken at Anderson's Drive Thru "until the Town and property owner are able to have a discussion about cross access on this parcel".
- 2.16.11 Letter dated 2/02/22 from Alan J. Knauf representing Transit Rd. Strip Acquisitions updating the status of talks between them and the development team for the proposed project for that property at 4781 Transit Rd.
- 2.16.12 Copy of Town Board resolution adopted 2/07/22 approving the National Grid Emergency Response Facility.
- 2.16.13 Letter dated 2/07/22 from John Pilato, Highway Superintendent, indicating no comment regarding Valvoline Oil Change at 4839 Transit Rd.
- 2.16.14 Letter dated 2/07/22 from John Pilato, Highway Superintendent, indicating no comment regarding the Cross Creek Subdivision, Phase 9.

- 2.16.15 Letter dated 2/06/22 from Laurie Bracci Hatt, expressing concern with the Anderson's request to add a drive thru on the side closest to Michael Anthony. She also would like some answers regarding why signage was taken away at Tim Horton's at Transit Rd. and Michael Anthony.
- 2.16.16 Email chain bringing to the attention of the Planning Board the NYS DEC SEQR response dated 12/28/21 encouraging the Town adequately address the issues of the wells at the Shop and Storage, 5841 Genesee St. Ed Schiller, Town Engineer, indicates "that the SEQRA determination is fine" and the well is more of a site plan issue.

Motion made by Chair Connelly to set a Public Hearing for the Cross Creek Subdivision Phase 9 at the March 16, 2022 Planning Board meeting at 7:05p.m. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

Motion carried.

PRELIMINARY PLAT PLAN REVIEW – PROJECT #2020, FIELDSTREAM SUBDIVISION LOCATED ON THE NORTH SIDE OF WILLIAM STREET. PROPOSED 52 LOT SUBDIVISION WILL BE SERVICED BY A NEW PUBLIC ROADWAY APPROXIMATELY 1,900 FT. IN LENGTH AND WILL INTERSECT WITH WILLIAM STREET. NEW UTILITIES INCLUDING STREET LIGHTING, PUBLIC WATER, PUBLIC SANITARY SEWER AND STORM SEWER WILL BE INSTALLED ALONG THE NEW ROADWAYS TO SERVICE ALL OF THE PROPOSED LOTS.

Member Gorski has previously recused himself from this project. There also still needs to be a Public Hearing and a SEQR before any determination of approval. Anthony Pandolfe of Carmina Wood Morris presented responses to the SEQR comments made by the Erie County Department of Environment and Planning and other county agencies.

1. A letter from the NYS Office of Parks, Recreation, and Historic Preservation was received indicating this undertaking will have no impact regarding archaeological and/or historic resources.
2. Chair Connelly brought up the fact that the traffic study was conducted in 2019. Erie County wants a new study. Town Engineer Ed Schiller questioned whether the study included the buildout of Summerfield Farms. Any new study should include the intersection of William and Bowen Roads.
3. Erie County has shown concern about driveways on William St. and ten new curb cuts. Member Anderson indicated she would rather see no houses facing William St. Fewer would be better, none would be best.
4. Erie County DPW says William St. will require new striping and surface restoration.
5. The Developer acknowledges that the project site is located within a Resource Protection Overlay District. Mr. Pandolfe says the proposed project will not disturb the existing on-site wetlands nor the adjacent 100 ft buffer. The 100 year floodplain will also not be disturbed.
6. According to Code Enforcement Officer Matt Fischione, the project site is contiguous to an

Agricultural District and papers will need to be filed.

7. Plowing a site does not preclude protected species of birds returning to this habitat.
8. Lot lines terminate at the edge of the 100' buffer to the state wetlands, and the area to the north of the building lots would be owned by the HOA as one large parcel. Floodplain regulations apply on parts of the parcel that may also be regulated wetlands.
9. The SEQR for this project could still receive a positive declaration. Mr. Pandolfe will take comments and suggestions back to developer.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table to a future meeting. Motion seconded by John Copas.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Yes

Joseph Keefe-Yes

Anthony Gorski-Abstain

Motion carried.

Other items discussed

The Planning Board confirmed that SEQR approval was recommended by the Planning Board for the Shop & Storage as per the January 19, 2022 meeting. There was a question of gas wells as indicated in SEQR response by the NYS DEC. Ed Schiller, Town Engineer stated that this will not impact SEQR but should be considered as part of the site plan review.

Member Anderson discussed an update of resource protection overlays. They are nearing completion and then will be recommended for approval.

Chair Connelly made a motion to adjourn the meeting at 7:55p.m., seconded by Stanley Keysa.
Motion carried.